

**Drive-Thru Available**



**Hunington**

Hunington Properties, Inc.  
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# SHOPS AT TAMARRON

30802 Tamarron Pkwy  
Fulshear, TX 77441

## SHOPS AT TAMARRON

Shops at Tamarron is situated at the northwest corner of Tamarron Parkway and Jordan Ranch Boulevard in Fulshear, TX. It is just a few miles away from I-10 and the Westpark Tollway in the heart of the Tamarron master-planned community. With over 4,000 homes, the community offers easy commutes and an abundance of shopping and dining options.

### FULSHEAR RANKED #1 AS FASTEST GROWING CITY IN TEXAS 2023

**194%**

Population growth Between 2020 and 2023, the population increased from 1,134 to over 16,000

**33.8%**

33.8% of households in the town earn over \$200,000 annually.

**#4**

Fort Bend County is the 4th wealthiest county in Texas in 2024



#### Property Information - Multi-Tenant Retail

|                 |                                   |
|-----------------|-----------------------------------|
| Space Available | 1,000 SF - 5,800 SF (Will Divide) |
| Rental Rate     | \$34.00 - \$36.00 PSF             |
| NNN             | \$10.00 PSF                       |
| Building Size   | 19,815 SF                         |

#### Pad Sites Available

|               |                  |
|---------------|------------------|
| For Sale      | Pad 2: 0.99 Ac   |
| Ground Lease  | Pad 4: 0.77 Ac   |
| Build to Suit | Pad 5: 0.98 Ac   |
|               | Call for pricing |

#### Property Highlights

- Located in the affluent and fast growing Fulshear ETJ in Fort Bend County
- Situated in the heart of the thriving Tamarron community in Fulshear, Texas ranked 14th place as the Top-Selling masterplanned communities of 2023
- With the continuous growth and development of the Tamarron community and surrounding areas, our retail spaces offer excellent opportunities for businesses to thrive and expand.

#### Demographics

|                             |                   |
|-----------------------------|-------------------|
| Population (2025)           | 3 mi. - 70,941    |
|                             | 5 mi. - 140,261   |
|                             | 7 mi. - 251,557   |
| Average Household Income    | 3 mi. - \$201,024 |
|                             | 5 mi. - \$196,574 |
|                             | 7 mi. - \$177,230 |
| Projected Population (2030) | 3 mi. - 85,943    |
|                             | 5 mi. - 162,320   |
|                             | 7 mi. - 282,726   |

|  |   |
|--|---|
|  <p><b>Jonathan Aron</b><br/>Principal   Brokerage<br/>jonathan@hpiproperties.com</p> |  <p><b>Jeffrey Aron</b><br/>Senior Vice President   Retail Development<br/>jeffrey@hpiproperties.com</p> |
|--|---|

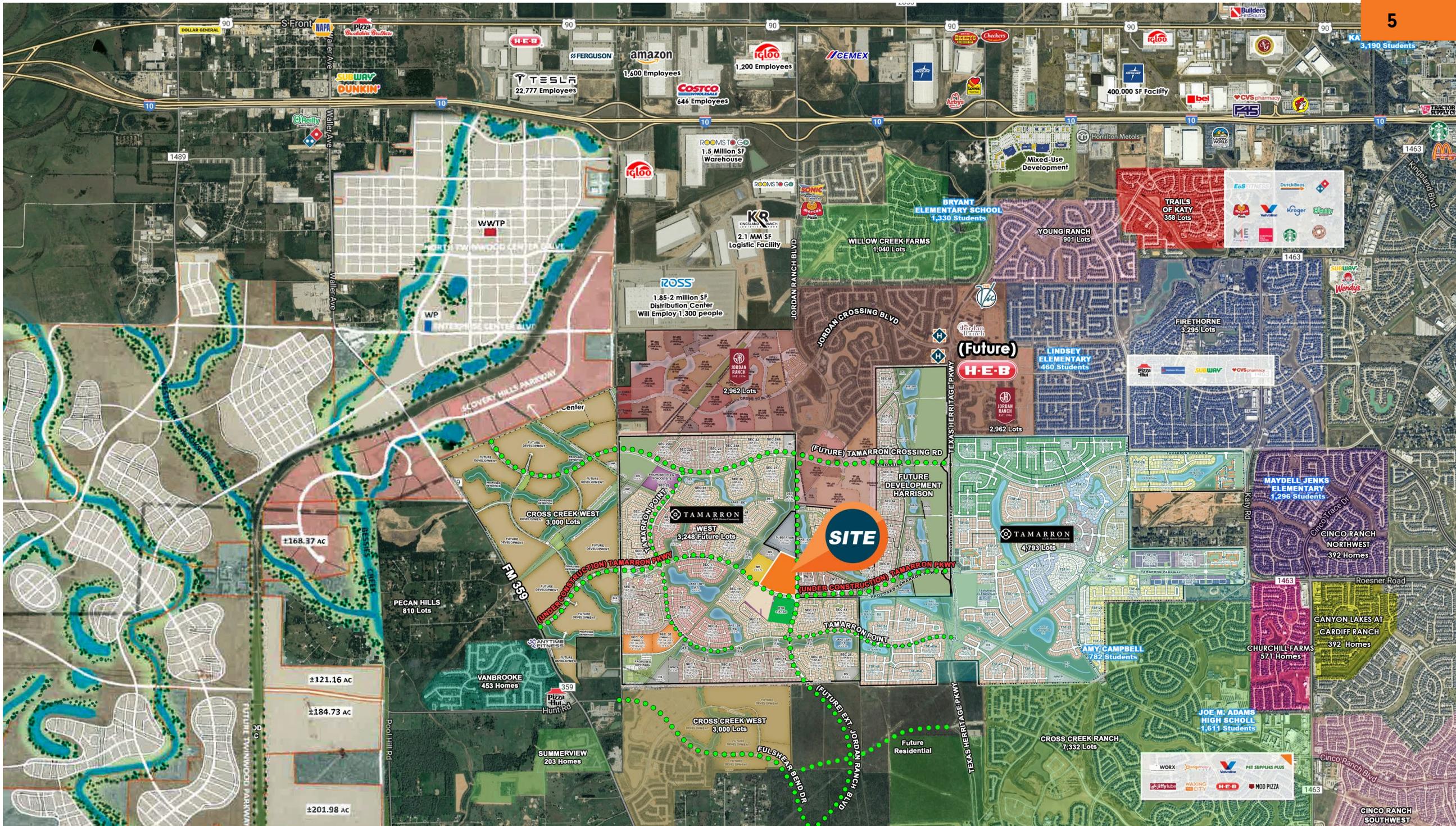
- Available
- In Negotiation
- Leased | Sold

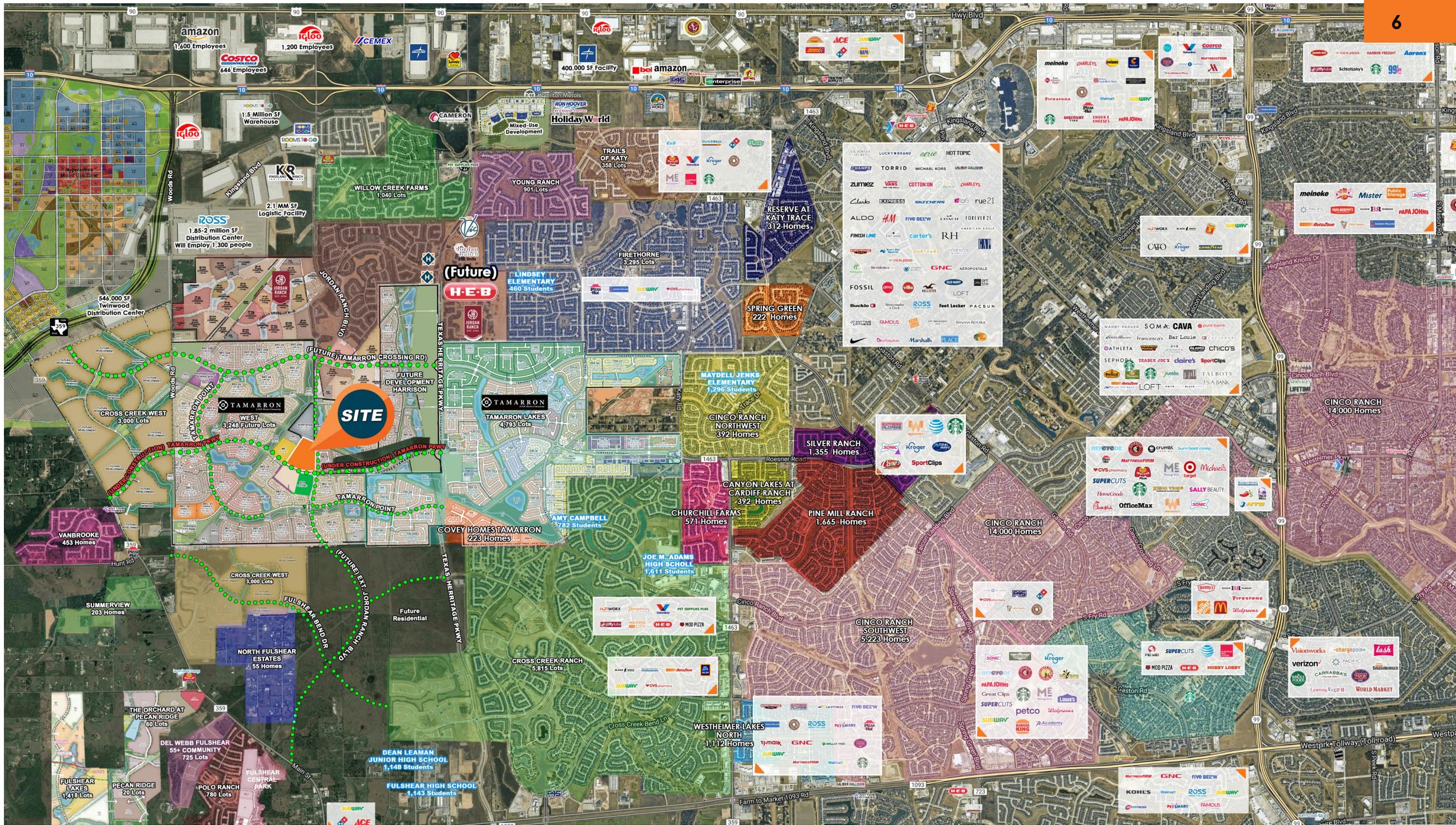


|        | SF/AC    | STATUS                            |
|--------|----------|-----------------------------------|
| Retail | 7,600 SF | Available For Lease               |
| Pad 1  | 2.28 Ac  | Sold - Checkout/<br>Exxon         |
| Pad 2  | 0.99 Ac  | Available                         |
| Pad 3  | 1.15 Ac  | Leased - Car<br>Scientist         |
| Pad 4  | 0.77 Ac  | Available                         |
| Pad 5  | 0.98 Ac  | Available                         |
| Pad 6  | 1.00 AC  | Sold - The Learning<br>Experience |



- Retail Space Available
- Pad Available
- Pending
- Leased | Sold





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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |               |                                   |                     |
|--|---------------|-----------------------------------|---------------------|
| <b>Hunington Properties, Inc.</b>                                  | <b>454676</b> | <b>sandy@hpiproperties.com</b>    | <b>713.623.6944</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                             | Phone               |
| <b>Sanford Paul Aron</b>   | <b>218898</b> | <b>sandy@hpiproperties.com</b>    | <b>713.623.6944</b> |
| Designated Broker of Firm  | License No.   | Email                             | Phone               |
| <b>Jonathan Aron</b>   | <b>644676</b> | <b>jonathan@hpiproperties.com</b> | <b>713.623.6944</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                             | Phone               |
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| Sales Agent/Associate's Name                                       | License No.   | Email                             | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)